



## **Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission January 20, 2016**

### **CALL TO ORDER**

A regular meeting of the Planning and Zoning Commission was called to order at 5:09pm, Wednesday, January 20, 2016 at Buena Vista Town Hall, 210 E Main Street, Buena Vista, Colorado by Chairman Trey Shelton. Also present were Commissioners Annie Davis, Preston Larimer, and Tim Bliss. Staff Present: Principal Planner Mark Doering and Deputy Town Clerk Melanie Jacobs.

### **PLEDGE OF ALLEGIANCE**

Chairman Shelton led in the Pledge of Allegiance.

### **ROLL CALL**

Jacobs proceeded with the roll call and declared a quorum.

### **AGENDA ADOPTION**

Shelton called for approval of the agenda. **Motion #1** by Davis seconded by Bliss to adopt the agenda as presented. Motion carried.

### **APPROVAL OF MINUTES**

Davis motioned for approval of the January 6, 2016 minutes. **Motion #2** was seconded by Larimer. Motion carried.

### **PUBLIC COMMENT**

Shelton opened the public comment portion of the hearing at 5:11pm. With no comments received, the public comment portion of the hearing was closed at 5:11pm.

### **STAFF / COMMISSION INTERACTION**

Doering reminded Commissioners about their upcoming Joint Work Session with the Trustees, scheduled for January 26 at 6pm in the Pinon Room at the Community Center. He asked that they attend if at all possible to discuss some of the big-picture issues associated with the Unified Development Code (UDC) rewrite. Doering then listed his priorities for the update: 1) the Code must be easy to use, 2) it should create as few nonconformities as possible, 3) requirements should be rational (unlike, for instance, insisting that sidewalks be installed for infill development), 4) processes should be made more efficient (by reducing the number of application types that must go to the Trustees, and by allowing for more administrative decision-making), 5) the Code should incentivize development the town wants, and disincentivize what it does not want, 6) all rules should be enforceable, and 7) there should be political support for staff/Planning Commission decisions.

Doering went on to list some other matters that he would like to discuss at the January 26 meeting, but which may have to be addressed at a later date due to time constraints: housing (ADUs, tiny homes, vacation rentals, and RVs specifically), and Code requirements as these relate to parking, landscaping,

and signage (particularly with regard to internally illuminated signs). Doering and the Commissioners expressed a strong desire to end up with a UDC that reflects what the community wants.

Doering then updated the Commission on the January 12 Steering Committee meeting, at which Module 1 of the UDC rewrite was considered. Jordan and Lindy, the tiny home owners who attended the January 6 Planning Commission meeting, had both been present for the meeting and would probably be joining the Committee. He anticipates that there will be disagreement regarding tiny homes. For health/welfare/safety reasons, the town may require that these homes be hooked up to water and sewer service, and that they conform to building code. He also believes there will be some conflict over ADUs and the short-term vs long-term rental issue. Larimer remarked that as the market becomes flooded with vacation rentals, more owners will have to switch to offering long-term leases.


Doering also reminded Commissioners about the Arkansas Headwaters meeting that will take place on the evening of Monday, January 25 at the Community Center. He encouraged anyone with an interest in rafting, fishing, hiking along the river, etc. to attend.

Shelton noted that with Commissioner Jenkins running for a Trustee position, Commissioners should start thinking about whom they might choose to replace him as Vice-Chairman. Shelton stated that he would not be present for the March 16, May 4, May 18, June 1, and August 3 meetings.

#### **ADJOURNMENT**

There being no further business to come before the Commission, Commissioner Larimer motioned to adjourn the meeting at 5:35pm. Commissioner Davis seconded. **Motion #3** was unanimously approved.

Respectfully submitted:

  
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Trey Shelton, Chairman  
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Melanie Jacobs, Deputy Town Clerk